

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:

: Bankruptcy No. 19-24140-GLT

MICHELLE OLAH

: Chapter 7

*Debtor*

: Related to Doc. No. 16

Natalie Lutz Cardiello, Trustee  
Movant

: Hearing: January 9, 2020 at 10:00 a.m.

v.

:

No Respondent(s)

:

FILED  
12/18/19 1:06 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

**DEFAULT ORDER APPROVING RETENTION OF REALTOR/BROKER**

AND NOW upon consideration of the Trustee's ***APPLICATION TO RETAIN REAL ESTATE BROKERS TO PROCURE CONSENTED PUBLIC SALE PURSUANT TO 11 U.S.C. §§327, 328 AND 330*** (the "Application") filed at Doc. No. [16], it is hereby ORDERED, ADJUDGED and DECREED as follows:

(1) The Application is hereby approved as of the date the Application was filed.

(2) ***BK Global Real Estate Services*** and ***EXP REALTY*** are hereby appointed as ***Realtor*** for the Trustee in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Trustee's agent in connection with the sale of real estate located at ***5501 Thelma Avenue, South Park, PA 15129***. A realtor's commission in the amount of 6% on the sale price or \$4,000, whichever is higher, is tentatively approved, subject to final court order.

(3) Professional persons or entities performing services in this case are advised that approval of fees for professional services will be based on other factors as well, including results accomplished, the time and labor reasonably required by the applicant to perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.

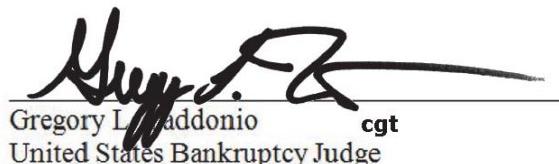
(4) The approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.

(5) Applicant shall serve the within Order on all interested parties and file a certificate of service.

Prepared by: Natalie Lutz Cardiello, Esq.

**DEFAULT ENTRY**

Dated: December 18, 2019

  
\_\_\_\_\_  
Gregory L. Addonio cgt  
United States Bankruptcy Judge

Case Administrator to serve: Natalie Lutz Cardiello, Esq.

**Certificate of Notice Page 2 of 2**  
**United States Bankruptcy Court**  
**Western District of Pennsylvania**

In re:  
 Michelle Olah  
 Debtor

Case No. 19-24140-GLT  
 Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0315-2

User: dkam  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Dec 18, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 20, 2019.

aty +Natalie Lutz Cardiello, 107 Huron Drive, Carnegie, PA 15106-1826

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Dec 20, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 18, 2019 at the address(es) listed below:

James Warmbrodt on behalf of Creditor Lakeview Loan Servicing LLC bkgroup@kmllawgroup.com  
 Natalie Lutz Cardiello on behalf of Trustee Natalie Lutz Cardiello ncardiello@comcast.net,  
 ncardiello@ecf.axosfs.com  
 Natalie Lutz Cardiello ncardiello@comcast.net, ncardiello@ecf.axosfs.com  
 Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov  
 Rebeka Seelinger on behalf of Debtor Michelle Olah rebeka@seelingerlaw.com

TOTAL: 5